COMM AT SW COR OF SE1/4 OF SW1/4
1292.29 FT, E 392.80 FT FOR POB,
208.90 FT, S 208.90 FT, W 208.90

FRANKLIN ANITA DAWN CABRERA/CABRERA TIMOHTY SALAZA
1322 SE EBENEZER RD
LAKE CITY, FL 32025

2026

31-4S-18-10519-004

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

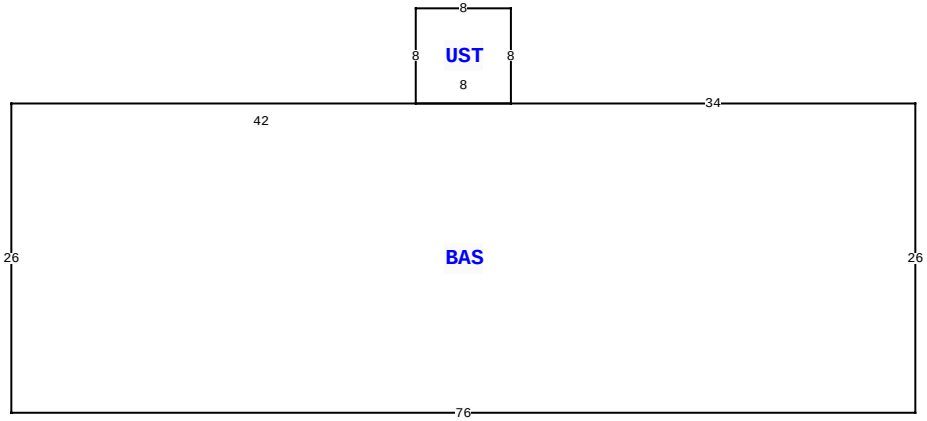
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	VINYL SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Stories	1.	1. 100
Architectual	01	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	05	05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	1418.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,976	100		1,976	116,364
UST	64	45		29	1,708
TOTALS	2,040			2,005	118,071

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0201	02	2,005	113.9000	107.07	214,675	2006	2006	0	0	0	45.00	55.00

1 MANUF 1 100% - 2007 Heated Area: 1976 HX Base Yr 2007



1322 SE EBENEZER RD, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		118,071
TOTAL MARKET OB/XF VALUE		7,250
TOTAL LAND VALUE - MARKET		11,000
TOTAL MARKET VALUE		136,321
SOH/AGL Deduction		61,358
ASSESSED VALUE		74,963
TOTAL EXEMPTION VALUE	HX HB	49,963
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		136,321
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,321

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000043537	Roof Replacement	30,515	01/14/2022
000041989	Solar Power Syste	69,800	05/21/2021
23929	M H	457	12/06/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1475/2579	9/11/2022	QC	U	I	11	100
GRANTOR: CABRERA ANITA DAWN						
GRANTEE: CABRERA TIMOTHY SAL						
1430/900	2/11/2021	QC	U	I	11	100
GRANTOR: FRANKLIN FELIPE JOSE						
GRANTEE: CABRERA ANITA DAWN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W34 UST= N8 W8 S8 E8$ W42 S26 E76 N26$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0120	CLFENCE 4	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	200	
2	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2013	2013	3	100	50	
3	9945	Well/Sept	0	100	0	0	1.00	UT	7,000.00	7,000.00	100			3	100	7,000	

LAND DESCRIPTION

TOTAL OB/XF 7,250

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0200	C	MBL HM	100			0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							

REVIEW DATE 09/25/2015 BY DF Total Acres: 1.00 Total Land Value: 11,000 Market: 0 Agricultural: 0 Common: 11,000 PRINTED 10/16/2025 BY SYS